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Appendix 5.5

Residential Visual Amenity Assessment

Contents

A5.5	INTRODUCTION	2
A5.6	METHODOLOGY	2
	<i>Study area and identification of properties</i>	3
	<i>Baseline information</i>	3
	<i>Visualisations</i>	3
	<i>Field Surveys</i>	3
	<i>Effects assessment</i>	4
A5.5	ASSESSMENT OF EFFECTS ON VIEWS SEEN FROM PROPERTIES	4
A5.6	SUMMARY OF THE RESIDENTIAL VISUAL AMENITY ASSESSMENT	9

Glossary

Term	Definition
The Applicant	The applicant is "RWE Renewables UK Developments Limited".
Proposed Development	The proposed Daer Wind Farm.
Proposed Development Area	The project development area within the site boundary.
Daer Land Portion	Scottish Water Land Ownership, comprising of land east and south of Daer Reservoir. Wholly within the South Lanarkshire Local Authority Area.
Kinnelhead Land Portion	The Kinnelhead Land Portion is situated wholly within the Dumfries & Galloway Local Authority Area.
Rivox Land Portion	This Forestry and Land Scotland (formerly Forestry Commission) owned area of commercial forestry sits to the east of the Daer Land Portion. Situated wholly within the Dumfries & Galloway Local Authority Area.

List of Abbreviations

Abbreviation	Description
AOD	Above Ordnance Datum
LVIA	Landscape & Visual Impact Assessment
NATS	National Air Traffic Services

Abbreviation	Description
ZTV	Zone of Theoretical Visibility

A5.5 INTRODUCTION

A5.5.1 The Residential Visual Amenity Assessment (RVAA) is intended to assist the decision maker in a judgement as to the overall effect of the Proposed Development on residential amenity. This Appendix provides an assessment of the effects on views from local residential properties within 2 km of the Proposed Development. This includes any potential effects associated with aviation lighting during periods of poor visibility and hours of darkness. Reference has also been made to potential effects associated with shadow flicker experienced from each property assessed.

A5.5.2 This assessment does not consider, or provide information on other components of residential amenity, such as noise, dust, and therefore needs to be read alongside other sections of the EIA Report (EIAR) which cover these subjects. This study considers the potential effects on the visual component of 'Residential Amenity' or 'Living Conditions'.

A5.5.3 This Appendix is supported by the following appendices and figures:

- Appendix 5.1: LVIA Methodology;
- Figure 5.35: Properties considered in the Residential Visual Amenity Assessment;
- Figure A5.5.1: Residential Viewpoints;
- Figure A5.5.2: RRVP1: Sweetshaw Foot;
- Figure A5.5.3: RRVP2: Kirkhope Cleuch;
- Figure A5.5.4: RRVP3: Crookburn;
- Figure A5.5.5: RRVP4: Kirkhope;
- Figure A5.5.6: RRVP5: Blairmack; and
- Figure 13.3: Predicted Shadow Flicker.

Context to the Assessment

A5.5.4 Potential adverse effects on 'residential amenity', also referred to as 'living conditions', of occupiers of residential properties have been a consideration in the determination of applications for wind farm developments.

A5.5.5 Although there is no published formal or statutory guidance available as to how to assess the visual component of living conditions, guidance prepared by the Landscape Institute has been produced, and is used as the basis for this assessment¹.

A5.5.6 This guidance draws on several previous planning decisions which have become the basis for how decision makers throughout the UK have handled the matter. The approach to assessment of effects on residential visual amenity requires an objective approach but is ultimately a matter of professional judgement. This judgement determines whether the potential impacts upon the visual amenity of residential properties is satisfactory or unsatisfactory.

A5.5.7 This RVAA draws on the general approach to considering effects on the visual component of residential amenity first set out by Inspector Lavender and applied by Reporters in Scotland and Inspectors in England and Wales. It does not constitute a formal 'test' but it is widely used in the industry to help form a judgement with respect of the visual amenity component of residential amenity. It is the approach set out in the guidance and adopted in this report.

A5.6 METHODOLOGY

A5.6.1 The general approach to the assessment of effects of changes on the visual amenity component of residential amenity can be summarised in two stages:

- **Stage 1:** assessment of the change in visual amenity likely to be experienced at the property (visual effect and significance), and for those properties where a significant effect is predicted;
- **Stage 2:** form a judgement regarding the effects of the predicted changes on the visual amenity component of residential amenity in order to inform the decision maker. This involves considering whether the property potentially will be “widely regarded as; ‘..an unattractive place where to live...’, and or, the development is ‘..inescapably dominant..’ or ‘..unpleasantly overwhelming..”².

A5.6.2 The guidance states that whether the second stage is required should become clear during the assessment stage and prior to submission of the application.

A5.6.3 To understand the effects of changes in views, it is necessary to ascertain what contributes to the visual amenity as experienced by people in and around their private dwellings. Additionally, the components of the Proposed Development which could have potential effects on views need to be understood.

A5.6.4 The assessment comprises the following main activities:

- identification of properties to be considered for detailed visual amenity assessment;
- description and evaluation of existing visual amenity (and views) as experienced by people in and around their private dwellings at all properties included in the RVAA;
- identification and description of components of the Proposed Development that could have potential effects on visual amenity at the property, including aviation lighting during periods of poor visibility and hours of darkness;
- evaluation of the nature, magnitude and overall effect on views and visual amenity at the property; and
- providing a reasoned judgement in regard of the effect of the Proposed Development on visual amenity at the property ‘in the round’.

Study area and identification of properties

A5.6.5 There is currently no published guidance available on the distance from the Proposed Development that should be adopted for a detailed study of visual amenity from residential properties. The guidance notes that 1.5 - 2 km from a wind farm development is generally considered appropriate. This RVAA includes residential properties within an area of 2 km from the turbines of the Proposed Development, as shown on Figure 5.35.

Baseline information

A5.6.6 For the purposes of this study, the visual amenity from a property is defined as the type, nature, extent and quality of views that may be experienced from the property and its ‘domestic curtilage’ (domestic gardens and access drives). No internal inspection of the properties has been carried out as part of this assessment and the work is based on observations made from publicly accessible locations except where stated.

A5.6.7 In identifying the ‘baseline’ visual amenity, the following has been considered:

- the nature and extent of the all potentially available existing (including ‘main/principal’) views from the property, and its garden, including the proximity and relationship of the property to surrounding landform, landcover and visual foci;
- views as experienced when approaching or departing from the property via its driveway if applicable; and
- consideration of the scenic quality and value attached to the available views.

Description and evaluation of effect

A5.6.8 The assessment of effects on visual amenity of residential properties as a result of the Proposed Development considers a combination of the following factors:

- The existing views from the property and its domestic curtilage including gardens and private or shared access drives;
- The scale of change in the view with respect to the loss or addition of features in the view and changes in its composition including the proportion of the view occupied by the Proposed Development;
- The degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line, height, colour, texture and lighting;
- The direction (including the aspect) of the view affected, in relation to the main/principal or peripheral views from the property;
- The distance of the property from the Proposed Development, it’s (relative) size and location in relation to the property (e.g. on the hill above);
- The extent to which the changes would be visible (e.g. affecting all views from all rooms or parts of the garden, or affecting views from limited parts of the property);
- The type and nature of the available views (e.g. panoramic, open, framed, enclosed, focused etc.) and how they may be affected;
- The duration and nature of the changes, whether temporary or permanent, intermittent or continuous, etc.; and
- The extent and nature of visibility of associated infrastructure (tracks, substation etc.).

A5.6.9 Each assessment concludes with a visual effect’s significance (Stage 1 of the RVAA) and for those residential properties where a significant effect is predicted, the assessment considers the potential for effects on visual amenity component of ‘living conditions’ (Stage 2). This judgement should in turn be considered as part of the wider planning judgement with respect to ‘residential amenity’.

Visualisations

A5.6.10 Online aerial and ‘street view’ images were used for desktop research and to assist with the preparation for fieldwork. Baseline photography from each property was also undertaken to best practice guidance.³

A5.6.11 Wireframe visualisations have been prepared for each of the properties using OS grid references selected from OS map data and checked where possible during fieldwork (see Tables A.5.5.1 – A.5.5.6).

A5.6.12 For each property a 90° (degree) included angle wireframe, focused on the Proposed Development, was produced to assist with the fieldwork. Wireframe visualisations were generated using Resoft Wind Farm - Release 4, using a 1.5 metre viewing height and illustrate a bare ground situation which does not consider vegetation or buildings (see Section 5.8, Appendix 5.1).

A5.6.13 This study also provides comment on visibility of other existing wind farm developments that may be visible from properties.

Field Surveys

A5.6.14 Field surveys were undertaken in August – September 2020 in order to identify:

- the orientation and likely views from each property (including main aspects and direction of windows);

- layout and orientation of the external spaces and gardens associated with the property curtilage, including consideration of screening vegetation;
- access and location and likely views from private or shared driveways or access tracks as appropriate; and
- composition, type and experience of existing views from each property.

A5.6.15 The field surveys considered local variations in topography, tree cover and potential screening by buildings within the landscape. The assessments were undertaken from the closest publicly accessible points to the properties. No properties were inspected internally.

Effects assessment

A5.6.16 Effects were examined in accordance with the general principles of *Guidelines for Landscape and Visual Impact Assessment, Third Edition* (2013) (GLVIA3)⁴ with reference to the sensitivity of the visual receptor (in this case people at their place of residence) and the likely magnitude of visual effect combined to form a judgement in respect of overall significance of effect. This is based on a combination of professional judgement and objective, clearly defined considerations.

A5.6.17 For the purpose of this assessment all residential receptors are of **High** sensitivity to change in their view. This takes into account that people at their place of residence are more susceptible to being affected by changes in their visual amenity as experienced from their home and garden, and secondly that people at their home generally attach high value to their existing view and visual amenity.

A5.6.18 The existing view from each property is described, and the likely magnitude of change (**Substantial, Moderate, Slight** and **Negligible**) arising from the Proposed Development assessed, before making an overall statement as to the likely nature and extent of the predicted view (Stage 1). Magnitude of change is also informed by the duration of the effect and reversibility in addition to the size and scale of the predicted effect. The nature of existing and predicted views (open, enclosed, panoramic, focused, framed etc.) will affect the magnitude of change.

A5.6.19 Four main levels of visual effect are used in this RVAA: **Major, Moderate, Minor** and **Negligible**, and three intermediate combinations are also used for determining landscape effects; **Major/moderate, Moderate/minor** and **Minor/negligible**.

A5.6.20 Those effects considered to be **Major, Major/moderate** and **some Moderate** effects by virtue of the more sensitive receptors and the greater magnitude of effects, are considered to be **Significant Visual Effects. Some Moderate**, and all **Moderate/minor, Minor, Minor/negligible** and **Negligible** effects are considered to be **Not Significant Visual Effects**.

A5.6.21 In order to provide a focussed assessment, only those properties that are predicted to experience a significant change in view are considered in Stage 2 of the approach as set out the methodology above.

A5.5 ASSESSMENT OF EFFECTS ON VIEWS SEEN FROM PROPERTIES

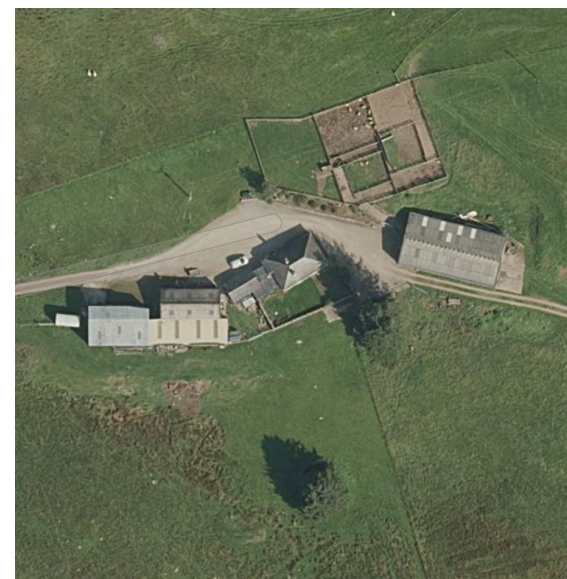
A5.5.1 Five individual properties were identified as being within 2 km of the turbines of the Proposed Development. Properties are shown in Figure 5.35 and listed below. The properties considered comprise:

Table A5.5.1: Properties included in the RVAA

VP number	Name	Easting	Northing
1	Sweetshaw Foot	298361	609058
2	Kirkhope Cleuch Cottage	296674	607230
3	Crookburn	296608	605648
4	Kirkhope	296334	605456
5	Blairmack	301268	603171

Table A5.5.2: Property 1: Sweetshaw Foot RVAA

Property 1: Sweetshaw Foot (Financially Involved)			
OS Grid Ref	298361, 609058	Primary outlook:	South east
Distance to nearest Turbine:	1.3 km (Turbine 7)	Direction of view to turbines:	South east
Potential No. of turbines visible:	16 Hubs, 17 Tips	Potential Number of aviation lights:	4



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Description of Property, Location and Context: Sweetshaw Foot is situated on the northern edge of Daer Reservoir and east of the reservoir dam. Comprising 1 storey property with farm outbuildings, this property is financially involved with the Proposed Development. Access to the property is from a minor road linking the Daer Waterworks with the A702 road to the north west. The road splits at the entrance to the

Property 1: Sweetshaw Foot (Financially Involved)

Waterworks continuing in a south east direction skirting the northern edge of Daer Reservoir. On reaching Sweetshaw Foot, the road changes to a rough track which continues south along the eastern side of the reservoir further into the Daer Land Portion.

Located on the lower slopes of Sweetshaw Brae, the property sits at 360 m Above Ordnance Datum (AOD) above Sweetshaw Burn and is orientated in a north west to south east direction. Farm outbuildings are located to the east and west of the property, a yard to the north and a back garden surrounded by a dry-stone wall to the south. Additionally, there are several small sheds situated to the south west of the property. The surrounding landscape is a mixture of moorland and rough pasture.

Description of Existing Views from the Property:

This property is situated in a generally open landscape although landform to the north comprising Sweetshaw Brae, and farm outbuildings to the east and west limit views in these directions. Additionally, there are some trees located close to the south eastern boundary and one further tree to the south in the neighbouring field, the latter being at a lower elevation and less obstructive to views. To the south, views from the property and back garden are beyond the foreground wall across the lower slopes of Beld Knowe and Daer Reservoir towards Whiteside Hill.

Generally approached from the minor road to the north west, the road is elevated allowing extensive views across the Daer Waterworks, dam and water body backclothed by the hills of the Southern Uplands. When travelling northwards from the property, Clyde Wind Farm comes into view from Daer Waterworks onwards.

During hours of darkness, artificial lighting sources are limited to the security lights of the NATS radar station located on Green Lowther and Lowther Hill to the north west, and light glow associated with street lighting at Daer Waterworks to the north west. To the south, artificial lights are limited to properties located at the south western end of the reservoir and from occasional traffic on the road on the western side of the reservoir.

No operational / under construction (Scenario 1) developments are visible from the property.

Description of Likely Views of the Development from the Property:

The Proposed Development would be close and seen beyond the lower slopes of Beld Knowe and situated on the eastern side of Daer Reservoir. The Proposed Development would occupy a large part of the view obtained from the rear of the house and garden, as well as the northern approach (when travelling southwards) to the property extending along a section from Daer Waterworks. This would introduce turbines as new elements within the view as well as two met masts, and sections of access tracks.

None of the consented (Scenario 2) or application (Scenario 3) sites are visible from this property due to screening by the surrounding landform

Figure 13.3 indicates that shadow flicker would be experienced between 10 – 20 hours per year.

Stage 1

Magnitude of Change:

The size and scale of the change would be considerable in views from the rear of the property, garden and when approaching the property along the access track to the north west. Although, due to the presence of Daer Reservoir, the Proposed Development would not cover the whole of the horizontal extent of the view experienced to the south. The change in view would be long term and reversible. Magnitude of change is considered to be **Substantial**, long-term reversible.

Effect:

Major (significant)

Night-time Assessment:

Of the 8 turbines with aviation lighting mounted on the hubs, four are predicted to be visible from the property, T6 and T10 would be seen at lighting intensities of between 40 - 10 candela during poor visibility and hours of darkness, reducing to 4 - 1 candela in clear conditions; and T14 and T17 between 80 – 40 candela in poor visibility and hours of darkness reducing to 8 - 4 candela in clear conditions. The lights of T1 and T2 would not be seen on the hubs, however, due to their proximity ranging between 1.3 and 2.0 km, a faint reflection of the light will be observed as the blade passes a vertical position during each rotation. Magnitude of change would be **Slight**, long-term reversible resulting in a **Moderate not significant** effect.

Stage 2

RVAA Judgement:

Although there would be a significant effect on views from the property, it is not considered that living standards of the property of the property would be affected overall or render it an

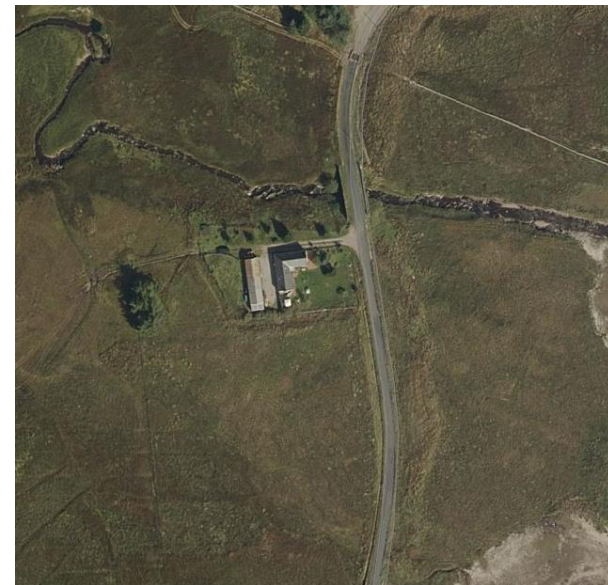
Property 1: Sweetshaw Foot (Financially Involved)

unattractive place to live due to a combination of distance between the property and proposed turbines, and the horizontal extent of the view experienced.

Table A5.5.3: Property 2: Kirkhope Cleuch Cottage RVAA

Property 2: Kirkhope Cleuch Cottage

OS Grid Ref	296674, 607230	Primary outlook:	East
Distance to nearest Turbine:	1.3 km (Turbine 8)	Direction of view to turbines:	South east
Potential No. of turbines visible:	16 Hubs, 17 Tips	Potential Number of aviation lights:	4



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Property 2: Kirkhope Cleuch Cottage

Description of Property, Location and Context: Located on the north eastern lower slopes of Watchman's Brae, this property sits at 350 m AOD above Kirkhope Cleuch Burn and is orientated in a east to west direction with the front of the property facing Daer Reservoir. There is one outbuilding to the rear (west) of the property with some limited vegetation situated in the front garden and along the boundary of the driveway of the property to the north.

Description of Existing Views from the Property: Generally, this property sits within an open landscape contained around the Daer Reservoir. The principal view from the property is to the east across the foreground Kirkhope Cleuch Burn, Daer Reservoir and beyond to High Knowes and Earlside located on the eastern side of the reservoir. Views from the property in other directions are limited by the rising landform of Watchman's Brae to the south west, and forested Hitteril to the north.
To the north west, oblique views of the operational Clyde Wind Farm can partially be seen of turbines located on Wintercleuch Fell. No other Scenario 1 turbines are visible from the property.

Description of Likely Views of the Development from the Property: All 17 of the proposed turbines would be visible from this property within the primary view to the east and include 2 met masts and sections of access track.

This would include 16 turbines viewed at hub height and the blade tip of 1 turbine. The proposed turbines would occupy a large part of the view obtained in this direction and would be experienced in conjunction with some of the turbines forming Clyde Wind Farm further to the north east. Although both developments would appear separate because of the gap maintained to the north of the Proposed Development and Clyde.

Through the design evolution of the proposed layout, efforts were made to keep turbines as far away as possible from this property which has led to turbines being located beyond the knowe of the eastern bank of the reservoir in order to take advantage of landform in reducing the vertical extent of the turbines viewed. Additionally, efforts were made to reduce the stacking of turbines in the primary view.

None of the consented (Scenario 2) or application (Scenario 3) sites are visible from this property due to screening by the surrounding landform and forestry to the north on Hitteril Hill.

Figure 13.3 indicates that shadow flicker would be experienced between 10 – 20 hours per year.

Stage 1

Magnitude of Change: The size and scale of the change would be considerable in the primary view from the property, eastwards and from the minor road approaching the house. This would occupy a large part of the horizontal extent of the view obtained from the primary view and would be seen in conjunction with some of Clyde Wind Farm turbines. The change in view would be long term and reversible. Magnitude of change is considered to be **Substantial**, long-term reversible.

Effect: **Major (significant)**

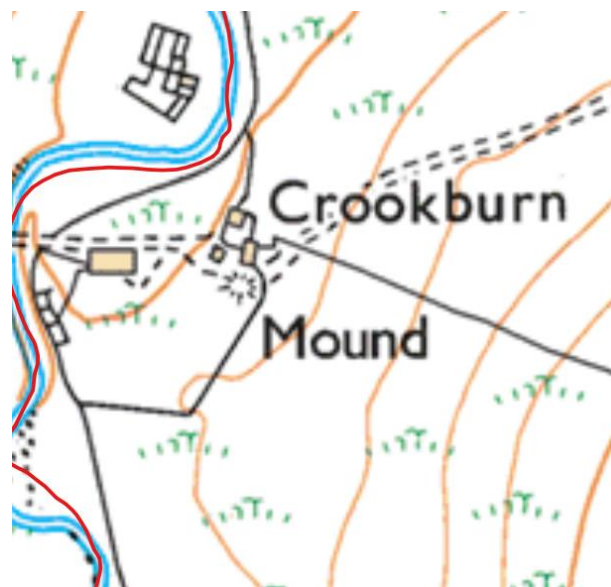
Night-time Assessment: Of the 8 turbines with aviation lighting mounted on the hubs, four are predicted to be visible from the property, T1, T2, T6, and T15 are all predicted to be seen at intensities between 80 - 40 candela during poor visibility and hours of darkness, reducing to 8 - 4 candela in clear conditions. The lights of T7 would not be seen on the hub; however, due to their proximity ranging at 1.3, a faint reflection of the light will be observed as the blade passes a vertical position during each rotation Magnitude of change would be **Slight**, long-term and reversible resulting in a **Moderate not significant** effect.

Stage 2

RVAA Judgement: Although there would be a significant effect on views from the property, it is not considered that living standards of the property would be affected overall or render it an unattractive place to live due to a combination of distance and turbine positioning to reduce the vertical extent of turbines experienced in an open landscape.

Table A5.5.4: Property 3: Crookburn RVAA

Property 3: Crookburn (Financially Involved)			
OS Grid Ref	296608, 605648	Primary outlook:	North west – South east
Distance to nearest Turbine:	1.5 km (Turbine 17)	Direction of view to turbines:	East
Potential No. of turbines visible:	10 Hubs, 12 Tips	Potential Number of aviation lights:	3



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Description of Property, Location and Context: Crookburn is situated on the south western edge of Daer Reservoir and comprises 1 storey property with farm outbuildings and is financially involved with the Proposed Development. Access to the property is from a minor road which follows the western side of Daer Reservoir and joins the A702 road to the north.

Property 3: Crookburn (Financially Involved)

Located on the lower slopes of Nether Law at 350 m AOD, the property is orientated in a north west to south east direction. Farm outbuildings are located to the south east and south of the property. The surrounding landscape is a mixture of moorland and rough pasture.

Description of Existing Views from the Property: Orientated north west to south east, views are across rough pasture but limited by the rising landform of Nether Law to the east. To the north, the landscape opens up with views following the western edge of Daer Reservoir towards Hitteril Hill. To the south, visibility is restricted by farm outbuildings.

Description of Likely Views of the Development from the Property: The Proposed Development would extend from the north east to the south east but would be partially screened by foreground landform. Nevertheless, close views of 12 turbines would be seen and include the hubs of 10 and blades of two turbines. This would be seen from the rear of the property as well as the garden to the east and access road leading to the property. To the north, the proposed turbines would be seen in combination with Clyde turbines. The consented scheme of Lion Hill would partially be viewed behind the shoulder of Hitteril Hill and would be seen in the context of Clyde forming part of the latter development. No other consented (Scenario 2) or application (Scenario 3) sites are visible from this property due to screening by the surrounding landform. Figure 13.3 indicates that shadow flicker would be experienced between 20 – 30 hours per year.

Stage 1

Magnitude of Change: The size and scale of the change would be considerable from the rear of the property, eastwards and from the minor road approaching the house. Foreground landform would reduce the extent of visibility seen from the rear of the house and garden. To the north west, the landscape opens out allowing views of the northern most turbines which would be seen in conjunction with part of Clyde Wind Farm, although due to the distance would appear as two separate schemes. The change in view would be long term and reversible. Magnitude of change is considered to be **Substantial/moderate**, long-term reversible.

Effect: **Major/moderate (significant)**

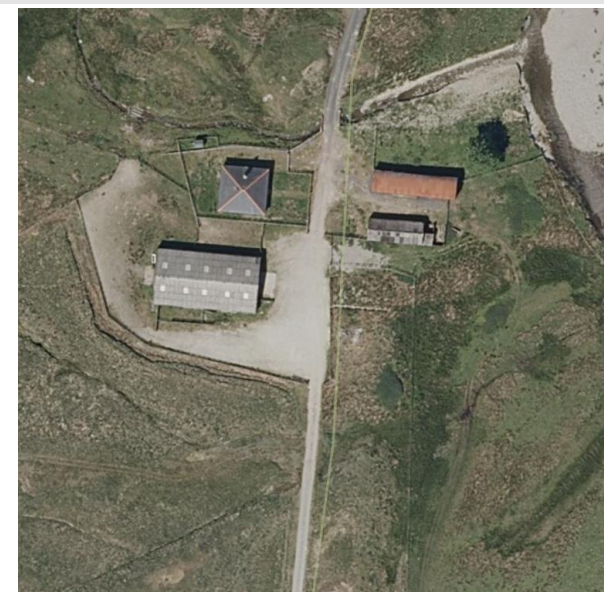
Night-time Assessment: Of the 8 turbines with aviation lighting mounted on the hubs, three are predicted to be visible from the property, T1, T2, and T7 are all predicted to be seen at intensities between 80 - 40 candela during poor visibility and hours of darkness reducing to 8 - 4 candela in clear conditions. The lights of T17 located to the south east would not be seen on the hub; however, due to their proximity ranging at 1.5 km, a faint reflection of the light will be observed as the blade passes a vertical position during each rotation. Magnitude of change would be **Slight**, long-term and reversible resulting in a **Moderate not significant** effect.

Stage 2

RVAA Judgement: Although there would be a significant effect on views from the property, it is not considered that living standards of the property would be affected overall or render it an unattractive place to live due to the extent of screening by foreground landform.

Table A5.5.4: Property 4: Kirkhope RVAA

Property 4: Kirkhope (Financially Involved)			
OS Grid Ref	296334, 605456	Primary outlook:	East
Distance to nearest Turbine:	1.5 km (Turbine 17)	Direction of view to turbines:	East
Potential No. of turbines visible:	14 Hubs, 14 Tips	Potential Number of aviation lights:	3



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Description of Property, Location and Context: This property consists of a 1 storey house located to the south west of Daer Reservoir on the western side of Daer Water. Situated at 355 m AOD, the property sits above the Rodger Cleuch and Daer Water surrounded by undulating ground of rough pasture and moorland.

Property 4: Kirkhope (Financially Involved)

Description of Existing Views from the Property: The views from the property are generally open although outbuildings to the east and south, combined with rising landform to the west, limit the extent. To the north east, open views across Daer Reservoir can be experienced backclothed by the surrounding hillsides and includes a small number of Clyde turbines.

Description of Likely Views of the Development from the Property: The Proposed Development would be seen to the east above foreground topography and include views of 14 turbines extending northwards towards Clyde Wind Farm. Turbine 17 would be prominent within the view due to its elevation with turbines 11, 12 and 15 being partially visible due to screening from landform, None of the consented (Scenario 2) or application (Scenario 3) sites are visible from this property due to screening by the surrounding landform. Figure 13.3 indicates that shadow flicker would be experienced between 10 – 20 hours per year.

Stage 1

Magnitude of Change: The size and scale of the change would be considerable from the rear of the property eastwards and from the minor road approaching the house. Foreground landform would reduce the extent of visibility of the nearest turbines with the furthest north turbines being the most noticeable. These turbines would be viewed in the foreground of some of the Clyde Wind Farm, although due to the distance of the latter, still appear as two separate schemes. The change in view would be long term and reversible. Magnitude of change is considered to be **Substantial**, long-term reversible.

Effect: **Major (significant)**

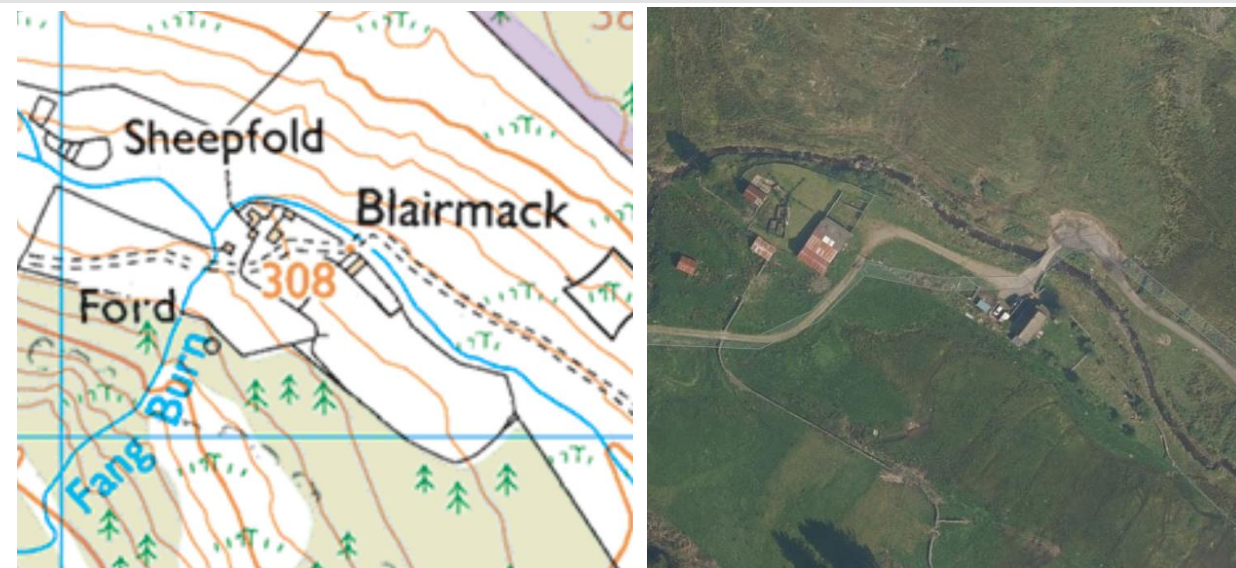
Night-time Assessment: Of the 8 turbines with aviation lighting mounted on the hubs, three are predicted to be visible from the property, T1, T2, and T7 are all predicted to be seen at intensities of 80 - 40 candela during poor visibility and hours of darkness reducing to 8 - 4 candela in clear conditions. The lights of T17 would not be seen on the hub; however, due to their close proximity ranging at 1.5, a faint reflection of the light will be observed as the blade passes a vertical position during each rotation. Magnitude of change would be **Slight**, long-term reversible resulting in a **Moderate not significant** effect.

Stage 2

RVAA Judgement: Although there would be a significant effect on views from the property, it is not considered that living standards of the property would be affected overall or render it an unattractive place to live as a result of the distance between the property and turbines.

Table A5.5.6: Property 5: Blairmack RVAA

Property 5: Blairmack (Financially Involved)			
OS Grid Ref	301268, 603171	Primary outlook:	North west – South east
Distance to nearest Turbine:	1.5 km (Turbine 14)	Direction of view to turbines:	North west
Potential No. of turbines visible:	3 Hubs, 4 Tips	Potential Number of aviation lights:	0



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Description of Property, Location and Context: This property comprises 1 storey house located to the south east of Daer Reservoir within a narrow valley containing the Kinnel Water. Situated at 308 m AOD, the property is orientated north west to south east direction with views up and down the river valley. Several outbuildings are located to the south west and the property is accessed via track leading from Kinnelhead to the south east.

Property 5: Blairmack (Financially Involved)

Description of Existing Views from the Property: The primary view from the property is to the south east across the Blairmuc Burn towards Kinnelhead. Views in other directions (including north-west towards the Proposed Development) are limited firstly by outbuildings and secondly by the steep sided valley sides with forestry located to the north, north west and south.

Description of Likely Views of the Development from the Property: Four turbines of the Proposed Development are predicted to be visible from this property. These would appear at the end of the valley above Hoarlaw where the hubs of turbines T12, T13 and T15 would be visible above the ridgeline, and the blade tip of Turbine 12. None of the operational (Scenario 1), consented (Scenario 2) or application (Scenario 3) sites are visible from this property due to screening by the surrounding landform. Figure 13.3 indicates that shadow flicker would be experienced between 10 – 20 hours per year.

Stage 1

Magnitude of Change: The size and scale of the change would be large and affect views from the rear of the property, the garden and the approach road when travelling in the north west direction. The proposed turbines would form a prominent feature at the head of the valley, although due to some partial screening from landform, the vertical extent of the turbines would be reduced somewhat. Nevertheless, T14 would be form a focal point in views up the valley. Magnitude of change would be long term and reversible and is considered to be **Substantial**, long-term reversible.

Effect: **Major (significant)**

Night-time Assessment: Of the 8 turbines with aviation lighting mounted on the hubs, none are predicted to be visible from the property, The lights of T14 would not be seen on the hub; however, due to their close proximity ranging at 1.5, a faint reflection of the light will be observed as the blade passes a vertical position during each rotation. Magnitude of change would be **Minor/negligible**, long-term reversible resulting in a **Minor not significant** effect.

Stage 2

RVAA Judgement: Although there would be a significant effect on views from the property, it is not considered that living standards of the property would be affected overall or render it an unattractive place to live due to only a small part of the Proposed Development being visible and due to screening by landform.

A5.6 SUMMARY OF THE RESIDENTIAL VISUAL AMENITY ASSESSMENT

Summary

A5.6.1 There are five scattered properties within 2 km of the proposed turbines. These are located surrounding Daer Reservoir and are associated with farms, the exception being Kirkhope Cleuch Cottage which is an individual property only. Four of the properties are financially involved with the Proposed Development (Properties 1,3, 4 and 5). Table A5.5.7 provides a summary of the assessment.

Table A5.5.7: Residential Visual Amenity Assessment

Viewpoint	Scenario 1	Scenario 2	Scenario 3	Night-time Assessment
P1: Sweetshaw Foot	Major (significant)	Negligible (not significant)	Negligible (not significant)	Moderate (not significant)
P2: Kirkhope Cleuch Cottage	Major (significant)	Negligible (not significant)	Negligible (not significant)	Moderate (not significant)
P3: Crookburn	Major/moderate (significant)	Negligible (not significant)	Negligible (not significant)	Moderate (not significant)
P4: Kirkhope	Major	Negligible	Negligible	Moderate

Viewpoint	Scenario 1	Scenario 2	Scenario 3	Night-time Assessment
	(significant)	(not significant)	(not significant)	(not significant)
P5: Blairmack	Major (significant)	Negligible (not significant)	Negligible (not significant)	Minor (not significant)

A5.6.2 **Significant** visual effects have been predicted for all five properties ranging between **Major** and **Major/moderate** due to their proximity and open views towards the proposed turbines and effects associated with aviation lighting. No significant effects have been predicted for cumulative Scenarios 2 and 3, and effects from aviation lighting on views from properties. It is not considered that the views from properties have been affected to such a degree that they would become *'widely regarded as an unattractive place where to live and/or the development is inescapably dominant or unpleasantly overwhelming'*, the approach adopted by Reporters in previous planning inquiries and set out in the guidance.

References

Landscape Institute, Institute of Environmental Management and Assessment. (2013) Guidelines for Landscape and Visual Impact Assessment, Third Edition. Routledge. London.

Landscape Institute (2019) Residential Visual Amenity Assessment LI Technical Guidance Note 2/2019.

Scottish Natural Heritage (2017) Visual Representation of Wind Farms, Version 2.2. Scottish Natural Heritage. Battleby